

Proposed Amendments to the Unified Development Ordinance

BACKGROUND

This text amendment clarifies the definition and the zoning districts where the brewery use is allowed. Breweries are typically an ancillary use to the main use and may include production, distribution and warehousing. Many local breweries, brewpub, micro or nanobreweries include a tasting room, where customers can sample the products made on site, retail space where customers can purchase or bring home products, and sometimes a restaurant is part of the facility.

There could be concerns about increase in noise and odor, vehicle activity, reduced parking availability, and any resulting impacts on the surrounding neighborhood and community. Site location and design should be analyzed.

- I. Section 11.A of the Whitestown UDO shall be amended to include:

Brewery

Establishment that is used for production or beer or malt beverages. This may also include an on-site tasting room and entertainment. Classifications under a brewery may include microbreweries and brewpubs that are defined as production and sale of produced alcohol to the general public, and may operate in conjunction with a restaurant. Permitted uses of a brewery can be determined by WPC or by staff.

- II. Section 2.4.B—the R3 (Medium Density Single-Family and Two-Family Residential) district; of the Whitestown UDO shall be amended to include brewery as a Special Exception Use.
- III. Section 2.9.B—the GB (General Business) district; of the Whitestown UDO shall be amended to include brewery as a Special Exception Use.
- IV. Section 2.11.B—the I1 (Light Industry) district; of the Whitestown UDO shall be amended to include brewery as a Permitted Conditional Use.
- V. Section 2.12.B—the I2 (General Industry) district; of the Whitestown UDO shall be amended to include brewery as a Permitted Use.